## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Land Acquisition for Future Fire Station # 29 on Aloma Avenue/SR426

**DEPARTMENT:** Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Frank Raymond CONTACT: Stan Hunsinger EXT: 5253

#### **MOTION/RECOMMENDATION:**

[Continued From 8/26/2008] Staff is seeking authorization to negotiate the purchase of Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.23 acres owned by Aloma Square, LLC in the amount of \$1,450,000.00 for the construction of future Fire Station # 29.

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#### **BACKGROUND:**

At the August 26, 2008 BCC meeting, the Board directed staff to contact the following property owners for the best and final offer to sell:

Aloma Square, LLC (Clayton Realty) replied by letter, dated August 29, 2008 (letter attached) with their best and final offer of \$1,450,000 for Parcel #s 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.23 +/- acres.

John and Sally O'Brien (Stephen Ratcliff, Realtor) - Stephen Ratcliff advised staff that his clients' best and final offer is \$515,000 on Parcel # 29-21-31-300-002D-0000, consisting of a total of 5 +/- acres.

Sean C. Halfacre and Patrick E. Jorgensen (David Axel, Realtor) - David Axel advised staff that his clients' best and final offer is \$850,000 on Parcel # 29-21-31-300-0070-0000, consisting of a total of 3.81 +/- acres.

Site improvement costs were recalculated as to costs per square foot for the acquisition and any site improvements required for the construction of a future fire station. (see attached Excel spreadsheets).

Staff has consulted with the Seminole County Property Appraiser on the minimum taxes and maximum taxes on each property as listed below:

				Minimum Taxes	Maximum Taxes			
Aloma	oma Square, LLC			\$ 12,575	\$ 66,000			
2591 Mikler Road, 5 Acres				\$ 4,554	\$ 21,000			
2545	Mikler	Road,	3.81	\$ 6,863	\$ 21,000			
Acres								

Staff continues to work with the County Attorney's Office and property owners/brokers to negotiate contracts for each property.

Public Safety has indicated after reviewing all the available sites that the Aloma Square, LLC, Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030 appear to be the site most suitable in its present state for the construction of the future fire station. Aloma Square, LLC has indicated that they have agreed to reduce their asking price to \$1,450,000 (best and final offer).

## **STAFF RECOMMENDATION:**

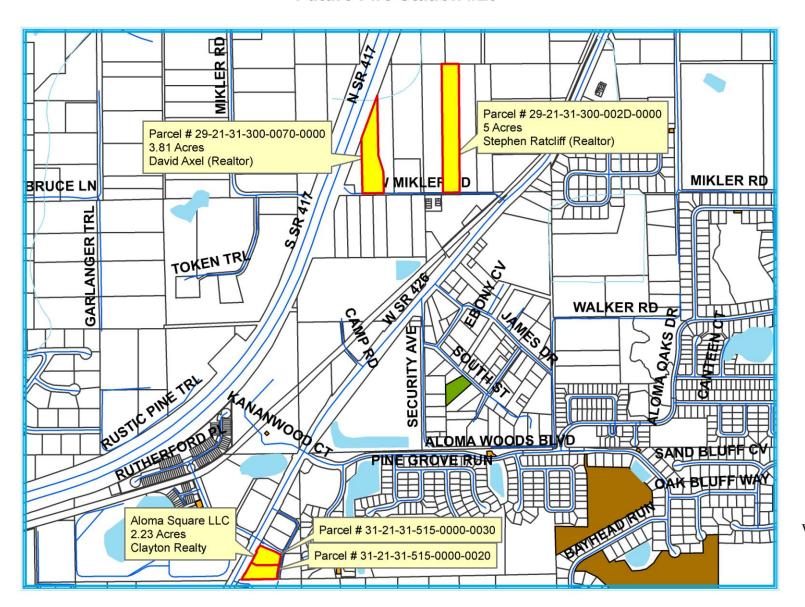
Staff is seeking authorization to negotiate the purchase of Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.23 acres owned by Aloma Square, LLC, in the amount of \$1,450,000.00 for the construction of future Fire Station # 29.

### **ATTACHMENTS:**

- 1. Maps and Aerials
- 2. Fact Findings

Additionally Reviewed By: No additional reviews

# GIS Map of Possible Site for Future Fire Station #29





Fire Station # 29											
Site Possibility Estimates											
2-Sep-08											
	Via Loma Dri	/e 254!	5 Mikler Road	2591	1 Mikler Road	Source of	estimate				
Additional Cost to Develop											
Traffic Signal & Mast Arm	n/a	\$	200,000.00	\$	200,000.00	Cost provi	ded by Sem	inole Count	y Traffic Eng	gineering	
Demolition of Existing Buildings	n/a	\$	25,000.00	\$	10,000.00	Cost provi	ded by Glob	al Demoliti	on and Roel	buck Consti	ruction
Site Clearing	\$ 12,000.0	0 \$	12,000.00	\$	12,000.00	Cost provided by Roebuck Construction					
Stormwater/Retention	n/a	\$	100,000.00	\$	100,000.00	Cost confirmed by Roebuck Construction					
Water	n/a	\$	24,000.00			Cost provi	ded by Roel	ouck Constri	uction		
Lift Station & Force Main	n/a	\$	50,000.00	\$	50,000.00	Estimate f	rom Reilly C	o., confirme	ed by Roebi	uck Constru	ction
Earthwork/Building Pad	\$ 25,000.0	0 \$	100,000.00	\$	150,000.00	Cost provided by Roebuck Construction					
Power/Phone/Cable	n/a	\$	40,000.00	\$	40,000.00	Cost from utilities based on new services					
Phase One Environmental	\$ 2,000.0	0 \$	2,000.00	\$	2,000.00	Cost from	Water & Air	r Resources			
Geotechnical/Soil Borings	\$ 5,000.0	0 \$	5,000.00	\$	5,000.00	Cost from	Nodarse				
Wetland Delineation	n/a	\$	1,500.00	\$	1,500.00	Cost from	Water & Air	r Resources			
Roadway Improvements	n/a	\$	103,765.00	\$	42,975.00						
					**************************************						1
Total Cost	\$ 44,000.0	0 \$	663,265.00	\$	613,475.00						
Original Estimate	\$ 2,000.0	0 \$	638,500.00	\$	623,500.00						
Revised Cost Difference	\$ 42,000.0		24,765.00	+	(10,025.00)						
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Notes:				<del>                                     </del>							
Light clearing figured at \$6,000/a	icre										
Earthwork figured at \$12.50/cy in	n place, 2000 d	y per a	cre/foot comp	acte	d						
• 2545 Mikler requires 2' of fil											
• 2591 Mikler requires 3' of fil											
Via Loma may require 1' of figure 1.											
Water figured at \$40.00/lf for 8"					Extension to 25	45 is appro	ximately 60	0 LF			
2591 Mikler has a fire hydrau				<del> </del>							
Phase 1 Environmental has alread				T							
	T			1							

#### Site Possibilities for Future Fire Station # 29 with Estimated Costs

Site Location Owner	Current Zoning	Parcel Number (s)	Total Acres/Sq.Ft.	New Asking Price	Cost Per Sq. Ft. Property Only	Total Cost for Required Site Improvements	Cost Per Sq. Ft. For Required Site Improvements	Total Cost Land and Site Improvements
Via Loma Drive Aloma Square, LLC		31-21-31-515-0000-0030	2.23 Acres/					
(Clayton Realty)	PUD	31-21-31-515-0000-0020	97,139 Sq. Ft.	\$1,450,000	\$14.93	\$44,000.00	\$0.45	\$1,494,000.00
2591 Mikler Road Lot 20 Full 5 Acre Tract Stephen Ratoliff (Realtor)	A-1	29-21-31-300-002D-0000	5 Acres/ 217,800 Sq. Ft.	\$515,000	\$2.36	\$613,475.00	\$2.82	\$1,128,475.00
2545 Mikler Road Lot 7 David Axel (Realtor)	A-1	29-21-31-300-0070-0000	3.81 Acres/ 165,964 Sq. Ft.	\$850,000	\$5.12	\$663,265.00	\$4.00	\$1,513,265.00
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